



Presented by:
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Burnaby South, Metrotown
708 4105 MAYWOOD ST, V5H 4A3

MLS# V1128739

Residential Attached
Active



List Price: **\$264,900** Previous Price: **\$274,900**
 Original Price: **\$289,900**

Subdiv/Complex: **Times Square**
 Frontage: Approx Yr Bld: **1975** PID: **001-407-082**
 Depth/Size: Type: **Apartment/Condo**
 Lot SqFt: **0** Age at List Date: **40** Zoning: **APT**
 Exposure: Bedrooms: **2** Taxes: **\$1,822 (2014)**
 Stories in Bldg: **18** Bathrooms: **1** If New GST/HST Incl:
 Flood Plain: **No** Full Baths: **1** Tax Incl Utils: **No**
 Meas. Type: Half Baths: **0** Apprvl Req:
 Fixtures Lsd:
 Fixt Removed:
 View: **Y - Central Park Pitch & Putt**

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground, Visitor Parking	
Exterior: Glass, Concrete		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans: 1 blk	Dist to School/Bus: 1 blk
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Hot Water	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Court Ordered Sale	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
	Property Disclosure: N - Court Ordered Sale	
Mngmt Co: Strataco	Bylaw Restrictions: Pets Not Allowed, Rentals Allowed w/Restrictions	
Mngmt Ph: 604-294-4141		
Maint Fee: \$335.15		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management, Snow removal**

Legal: **PL NWS524 LT 115 DL 151 LD 36 GROUP 1, 783/187184 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I**
 Amenities: **Exercise Centre, In Suite Laundry, Sauna/Steam Room**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Sprinkler - Fire**
 Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Shopping Nearby**

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	14'2 X 13'						
Main F.	Dining	8'6 X 8'						
Main F.	Kitchen	7'7 X 7'3						
Main F.	Master Bedroom	17'6 X 9'6						
Main F.	Bedroom	10' X 9'						
Main F.	Laundry	6'6 X 5'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 783	Finished Levels: 1	1 5 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 783	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 783		8

Listing Broker(s): **(1) Keller Williams Elite Realty**

This is the one you've been waiting for! Gorgeous south-east facing unit in the heart of Burnaby. Wake up to the soothing morning sun and enjoy the view of greenbelt from your spacious balcony. Master bedroom is the home of your house-sized furniture & sweetest dreams. Many updates were done throughout including newer appliances, flooring.....too many to list! Building is in tip-top shape - garage membrane, roof, plumbing were recently upgraded, thanks to proactive strata. You are a hop and a skip from skytrain, buses and shopping. Come and see it for yourself.



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Burnaby South, Forest Glen BS

MLS# V1136070

Residential Attached

1400 4825 HAZEL ST, V5H 4N4

Active



List Price:	\$449,000	Previous Price:	
		Original Price:	\$449,000
Subdiv/Complex: THE EVERGREEN			
Frontage:		Approx Yr Bld:	1990
Depth/Size:		PID:	016-609-557
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	NE	Zoning:	MF
Stories in Bldg:		Taxes:	\$2,629 (2015)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	Y - Deer Lake and Mountains		

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1 BLK	Dist to School/Bus:	CLSE
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	N - Not available		
Mngmt Co:	Bayside	Bylaw Restrictions:	Pets Not Allowed, Rentals Not Allowed		
Mngmt Ph:	604-432-7774	Maint Fee:	\$411.39		

Maint Charge Incl: **Other**

Legal: **PL NWS3353 LT 74 DL 32 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**
 Amenities: **Elevator, In Suite Laundry**
 Features Incl:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 13'						
Main F.	Dining	10' X 9'						
Main F.	Kitchen	10' X 7'10						
Main F.	Eating Area	8' X 8'						
Main F.	Master Bedroom	14' X 11'6						
Main F.	Bedroom	11'6 X 10'						
Main F.	Storage	6' X 5'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	1,168	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,168	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,168			8	

Listing Broker(s): **(1) Domicile Real Estate Corp.**

Do not delay in purchasing this spacious north-east corner 2 bedroom 2 bath home in the Evergreen building in Metrotown. Well laid out floor plan with 1,168 sf of living area, 2 balconies and views to Deer Lake and the mountains. Walking distance to transit, Metropolis, Bonsor community centre and all urban amenities. Well maintained building with many building upgrades. Excellent value for a concrete condo in Metrotown. Not to be missed! Call today for more information.



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Burnaby South, Forest Glen BS

MLS# V1138156

Residential Attached

1203 4567 HAZEL ST, V5H 4V4

Active



List Price:	\$449,900	Previous Price:	
		Original Price:	\$449,900
Subdiv/Complex: MONARCH			
Frontage:		Approx Yr Bld:	1999
Depth/Size:		PID:	024-334-898
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MF
Stories in Bldg:		Taxes:	\$2,787 (2015)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	Y - MOUNTAINS AND SUNSETS		

Style of Home:	Corner Unit, Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLK	Dist to School/Bus:	4 BLKS
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Mixed, Tile	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
		Property Disclosure:	N - FORECLOSURE		
Mngmt Co:	FSR	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed w/Restrictions		
Mngmt Ph:	604-683-8900	Maint Fee:	\$340.00		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Management, Recreation Facility**

Legal: **PL LMS3753 LT 52 DL 153 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**
 Amenities: **Elevator, Garden, Recreation Center, Storage**
 Features Incl:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	14'0 X 13'0						
Main F.	Kitchen	8'0 X 7'6						
Main F.	Dining	13'0 X 12'0						
Main F.	Master Bedroom	13'0 X 11'7						
Main F.	Bedroom	11'0 X 9'0						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	1,028	Finished Levels:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,028	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,028			8	

Listing Broker(s): **(1) Sutton Centre Realty**

Highly desirable Metrotown Location at the Monarch building built by Bosa. Located next to Burnaby's largest tower the Sovereign. This large 2 bedroom, 2 bath corner unit offers stunning mountain and sunset views. Unit features gas fireplace, laminate floors and granite kitchen counters. Great amenities including exercise room, hot tub, steam room & meeting room. Walk to Crystal Mall, Metrotown, Old Orchard shopping centre, transit, restaurants and cafe's. 2 parking stall and locker. Don't miss this.



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Burnaby East, Edmonds BE
7283 14TH AV, V3N 1Z5

MLS# V1140319

Residential Attached
Active



List Price:	\$639,000	Previous Price:	
		Original Price:	\$639,000
Subdiv/Complex:			
Frontage:	45.00	Approx Yr Bld:	1996
Depth/Size:	110	PID:	023-390-492
Lot SqFt:	0	Type:	1/2 Duplex
Exposure:		Age at List Date:	19
Stories in Bldg:		Zoning:	CD
Flood Plain:		Bedrooms:	5
Meas. Type:	Feet	Bathrooms:	3
Fixtures Lsd:		Full Baths:	3
Fixt Removed:		Half Baths:	0
View:	N	Taxes:	\$4,039 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Stucco				
Rain Screen:	No	R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	None	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
		Property Disclosure:	N - COURT ORDER SALE		
Mngmt Co:		Bylaw Restrictions:	Pets Allowed w/Rest.		
Mngmt Ph:					
		Maint Fee:	\$0.00		

Maint Charge Incl:	Gardening
Legal:	PL LMS2360 LT 1 DL 29 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION
Amenities:	In Suite Laundry
Features Incl:	
Site Influences:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'	Bsmt	Bedroom	10' X 9'			
Main F.	Dining	12' X 12'						
Main F.	Kitchen	11' X 10'						
Main F.	Eating Area	10' X 8'						
Main F.	Master Bedroom	14' X 12'						
Main F.	Bedroom	11' X 10'						
Main F.	Bedroom	11' X 9'						
Bsmt	Living Room	14' X 12'						
Bsmt	Kitchen	14' X 8'						
Bsmt	Bedroom	11' X 10'						

Floor Area (SqFt):		Total # Rooms:	11	Bathrooms	
Finished Floor Area Main:	1,245	Finished Levels:	2	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	Full	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	745			3	4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,990	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:	100	7	
Grand Total Floor Area:	1,990			8	

Listing Broker(s): **(1) Sutton Centre Realty**

Bank foreclosure, selling "as is where is", Schedule "A" to accompany all offers. 1/2 duplex feats 3 bedrooms with 2 bath up, 2 bedroom basement suite. Steps to Edmonton Skytrain, Highgate Mall, Community Centre and Library. Showing every Tuesday and Thursday from 6-7 Pm and Saturdays from 3-4 PM. by appointment with 24 hour notice only. Please call to schedule an appointment, don't go to the property without appointment please.